



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, March 14, 2006, 8:00 p.m.**

MEETING

The Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Dowling.

ROLL CALL

Present: COUNCIL MEMBERS Jimenez, Halliday, Dowling, Henson
MAYOR Cooper
Absent: COUNCIL MEMBERS Quirk, Ward

PRESENTATION

Pride in Hayward Award

Mayor Cooper presented the March Pride in Hayward Award to the following Hayward residents from the Southgate Neighborhood: Ronald Hamanjian; Ramon and Bernardita Prado; Kawing and Petty Chin; Deo and Sirangam Kumar; and Eva Spring. She thanked each for taking pride in their homes by maintaining their property and adding to the beauty of the City of Hayward. She urged residents to nominate families with well-maintained homes in their neighborhoods.

PUBLIC COMMENTS

Mayor Cooper, at the request of Council Member Dowling, read the proclamation declaring the week of March 12-18, 2006 Sunshine Week – Open Government in the City of Hayward. She also informed the residents of a meeting sponsored by the League of Women Voters of Alameda County to be held on Friday, March 17, 2006, from 9:00 a.m. to 2:00 p.m., at the San Lorenzo Community Hall, 377 Paseo Grande in San Lorenzo regarding the Brown Act and the California Public Records Act with California Attorney General Bill Lockyer as the keynote speaker.

Suzanne Barba, on behalf of the Eden Area League of Women Voters, thanked the Council for the proclamation and the recognition. She invited all to attend this very special event.

Deborah Orluck expressed her concerns regarding the leash law and irresponsible dog owners. She added that apparently, the animal control officer must see the infraction for them to take any action.

Mayor Cooper acknowledged that she received Ms. Orluck's letter and forwarded it to the Chief of Police, noting that it is a valid issue. She is recommending that staff review the ordinance in order to address this issue and perhaps strengthen it.

CONSENT

Consent Item #2 was removed for further discussion.

1. Approval of the Minutes of the City Council Meeting of March 7, 2006

It was moved by Council Member Jimenez, seconded by Council Member Dowling, and carried, with Council Members Quirk and Ward absent, to approve the minutes of the City Council Meeting of March 7, 2006.

2. Authorization for Contract Extension with Maze & Associates for Professional Auditing Services
Staff report submitted by Acting Director of Finance and Internal Services Lewis, dated March 7, 2006, was filed.

Council Member Henson commented on the excellent performance of the auditing firm, but asked whether staff has considered review by other auditing firms. City Manager Armas responded that generally the City does periodically change auditing firms, but due to the proposed retirements of key Finance staff, a one year extension is requested. He also reported that this auditing firm continues to utilize other professional auditing firms to provide peer reviews. Lastly, he reported at the conclusion of this contract, staff will initiate a request for proposals to solicit other firms.

It was moved by Council Member Henson, seconded by Council Member Jimenez, and carried with Council Members Quirk and Ward absent, to adopt the following:

Resolution 06-022, "Resolution Authorizing the City Manager to Extend the Agreement with Maze & Associates for Professional Auditing Services for a One-Year Term"

HEARING

3. General Plan Amendment (PL-2005-0619), Zone Change No. PL-2005-0620, Site Plan Review No. PL-2005-0621, Parking Exception No. PL-2005-0622, and Street Vacation – Request to Amend General Plan Land Use Designation and Zoning District to High Density Residential to Construct 78 Dwelling Units, to Reduce the Parking Requirement and to Vacate a Portion of Saklan Road - Eden Housing, Inc., (Applicant), La Vista, LP (Owner) -The Property is Located at the Northeast Corner of Saklan Road and North Lane

Staff report submitted by Associate Planner Pearson, dated March 7, 2006, was filed.

Senior Planner David Rizk made the staff report. He commented that because this is a non-profit project, in-lieu park dedication fees would not be required.

Council Member Henson said that he was troubled by the lack of transportation for students attending either Mt. Eden High School or Ochoa Middle School since this project is underserved by public transportation.

Council Member Jimenez commented favorably on the number of units that will be provided for low-



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income families.

Council Member Halliday asked about the letter from the business owner across the street from this site and about one of the conditions related to air conditioning. Staff responded that this is a noise reduction system.

Council Member Dowling asked about the household size and income levels and about a pocket at the corner that is unincorporated and how it is zoned. He was told it is a lot with improvements.

Mayor Cooper opened the public hearing at 8:42 p.m.

Dave Deets on Eden Avenue expressed his concern regarding the parking issue that will increase as development increases. He commented on the poor public transportation in the area.

John Kyle spoke on the issue of the low income levels. He did not agree with the amount of children that is estimated to be generated from these apartments.

Linda Mandolini, Executive Director from Eden Housing explained that a median income for a family of four is \$82,800. This development will serve those whose income is below \$48,000 a year. The lowest will be \$17,400. Rents will range from \$450 to \$1,000 per month for the 3-bedroom. She responded to Council Member Halliday's question that the z-duct is a non-mechanical way of ventilation. Significant sound insulation will be installed because of the noise generated by the trucks as well as from the airport. There will be a limited amount of 3-bedroom units because of parking. She commented that any excess funds may be incorporated into an element of public art. She recommended the City consider adopting a public art policy similar to the Union City's policy. She also reported that all first floor units will be handicapped accessible. Eden Housing partners with CRIL, who recommends applicants for the units.

Katie Lamont was available for questions as well.

Council Member Henson expressed concern regarding the amount of parking on-site.

Edward J. Crable commented favorably on this project. He said he was homeless and particularly appreciated the work involved in this project. He thanked everyone involved.

Mayor Cooper closed the public hearing at 8:57 p.m.

Council Member Halliday asked for an explanation of an abigation agreement and how it relates to this property.

Assistant Planner Risk explained that it is an agreement related to the continued use of aircraft activity.

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Staff recommendation is that the document be recorded and formal notification be made to the tenants.

Council Member Henson said he would support the project but also expressed further concern for the schools as well as the transportation to and from such. He strongly urged that this be conveyed to the school district.

Mayor Cooper agreed with him and commented favorably on Eden Housing and this development.

Council Member Dowling also commented on the school district transportation issue. He added that Hayward is building affordable housing for its residents. Eden Housing has performed well and listens to the community.

Council Member Halliday noted the quality of Eden Housing's buildings and said she was happy with the proposal.

Council Member Jimenez asked staff for a future report on Hayward's standing in Northern California with regard to the number of low-income families served through building projects.

It was moved by Council Member Jimenez, seconded by Council Member Halliday, and carried, with Council Members Quirk and Ward absent, to adopt the following:

Resolution 06-023, "Resolution Adopting Mitigated Negative Declaration and Mitigation Monitoring Program and Approving General Plan Amendment PL 2005-0619, Zone Change Application PL 2005-0620, Site Plan Review PL 2005-0621 and Parking Exception PL 2005-0622"

Introduce Ordinance 06-_, "An Ordinance Reclassifying the Property Located at 22958 Saklan Road Pursuant to Zone Change Application PL 2005-0620"

Resolution 06-024, "Resolution Summarily Vacating Excess Right-Of-Way at Saklan Road and North Lane"

COUNCIL REPORTS

There were no Council reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:07 p.m. She noted that the next regular meeting is scheduled for March 28th.

APPROVED:

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Roberta Cooper, Mayor, City of Hayward

ATTEST:

Angelina Reyes, City Clerk, City of Hayward